




October 2009

Click on the desired View Agenda or View Speakers List
for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
				1 View Agenda View Speaker's List*	2	3
4	5	6	7 NO PC MEETING	8 NO PC MEETING	9	10
11	12  COLUMBUS DAY	13	14 NO PC MEETING	15 View Agenda View Speaker's List*	16	17
18	19	20	21 NO PC MEETING	22 View Agenda View Speaker's List*	23	24  UNITED NATIONS DAY
25	26	27	28 NO PC MEETING	29 View Agenda View Speaker's List*	30	31 

Planning Commission Meetings are held in the Board Auditorium of the Government Center at
12000 Government Center Parkway, Fairfax VA 22035.
All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

Posted: 7/29/09
Revised: 10/2/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday October 1, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2008-PR-010/ SE 2008-PR-021 (Providence)	James W. Jackson 2801 Chain Bridge Rd (for child care and nursery school)	S. Lin	D/O to 1/13/10 (P/H on 9/9/09)

ITEMS SCHEDULED FOR PUBLIC HEARING
PUBLIC HEARINGS DEFERRED

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2009-DR-008 (Dranesville)	Oakcrest School S. side of Crowell Rd, approx. 1200' E. of its Intersection w/ Hunter Mill Rd. & N. side of Dulles Toll Rd (private school of general education)	T. Strunk	P/H to 10/15/09
PCA-C-448-32/ FDPA-C-448-10-3/ RZ/FDP 2009-LE-008/ RZ/FDP 2009-LE-009 (Lee)	Kingstowne Gas Station LP N. side King Center Pkway, approx. 450' W. of its intersection w/ S. Van Dorn St. (for commercial development to permit site modifications)	S. Williams	P/H to 11/5/09
2232-L09-13 (Lee)	New Cingular Wireless PCS, LLC APC Realty and Equipment Company (Sprint), T-Mobile Northeast LLC & Cricket Communications Inc. (for tree monopole At Byron Avenue Park)	A. Capps	P/H to 10/22/09 (from 9/17/09)
PCA 2000-LE-023/ RZ 2009-LE-001/ FDP 2009-LE-001/ PCA 1999-LE-036/ FDPA 1999-LE-036 (Lee)	Tavares Concrete Company, Inc. (E. side Cinder Bed Rd. approx. 1300' N. of its intersection w/ Hill Park Dr.)(to permit residential development)	B. Cho	P/H to 10/15/09 (from 9/9/09)
RZ 2009-PR-002 FDP 2009-PR-002 (Providence)	Square 1400, L.C. (W. side of Dorr Ave., just n. of Merrifield Ave.) (From I-4 to PRM for 11-story m/f, with 4-level parking structure)	W. O'Donnell	P/H to 11/5/09 (from 7/30/09)
SE 2009-DR-005/ 2232-D08-19 (Dranesville)	T-Mobile Northeast LLC (VDOT ROW, adjacent to CIA Access Road., off of Colonial Farm Road, McLean) (Mobile and Land-Based Telecom Facilities)	S. Lin	P/H to 10/15/09 (from 9/9/09)

Posted: 7/29/09
Revised: 10/2/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday October 1, 2009

KEY
P/H – Public Hearing
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ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES (continued)

Application	Applicant	Staff	Schedule Notes
2232-V08-18/ SE 2009-MV-006 (Mount Vernon)	T-Mobile Northeast LLC (5614 Old Mill Road @ St. James Episcopal Church) (For 100 ft. monopole w/related ground equipment)	A. Capps S. Lin	DEF INDEF
SEA 94-P-040 (Providence)	RP MRP, Tysons, LLC (7940 Jones Branch Dr.) (<i>For restaurant use</i>)	S. Lin	DEF INDEF (from 7/29/09)
ZO Amendment (Sargeant)	Editorial & other minor revisions	D. Hansen	P/H to 10/22/09
SEA 81-L-057-02 (Lee)	McDonald's Corporation 7608/7614 Richmond Highway (<i>To demolish existing site and permit new fast food restaurant w/drive through</i>)	B. Cho	P/H to 12/2/09

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, SEPTEMBER 30, 2009**

7:00 p.m. The Tysons Corner Committee met in Conference Rooms 4/5 of the Fairfax County Government Center to continue discussions on proposed Plan language.

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, SEPTEMBER 30, 2009**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, OCTOBER 1, 2009**

8:15 p.m. All public hearings will be deferred from tonight's scheduled agenda.

ITEMS SCHEDULED FOR DECISION ONLY

RZ 2008-PR-010 – JAMES W. JACKSON – Appl. to rezone from R-1 to R-3 to permit a child care center and nursery school with an overall Floor Area Ratio (FAR) of .21. Located in the S.E. quadrant of the intersection of Chain Bridge Rd. and Sutton Rd. on approx. 1.29 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 48-1 ((1)) 50. (Concurrent with SE 2008-PR-021.)
PROVIDENCE DISTRICT. D/O to 1/13/10

SE 2008-PR-021 – JAMES W. JACKSON – Appl. under Sect. 3-304 of the Zoning Ordinance to permit a child care center and nursery school with a maximum daily enrollment of 170 children. Located at 2701 Chain Bridge Rd. on approx. 1.29 ac. of land zoned R-3. Tax Map 48-1 ((1)) 50. (Concurrent with RZ 2008-PR-010.) **PROVIDENCE DISTRICT. D/O to 1/13/10**

PUBLIC HEARINGS HAVE BEEN RESCHEDULED – SEE LIST BELOW

2232-D08-19 – T-MOBILE NORTHEAST LLC – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility. Located on VDOT ROW Access Road off Colonial Farm Road near Georgetown Pike on approx. 1,987 sq. ft. of land zoned R-1. Tax Map 22-3 ((1)) 40. (Concurrent with SE 2009-DR-005.) **DRANESVILLE DISTRICT. P/H TO 10/15/09**

SE 2009-DR-005 – T-MOBILE NORTHEAST LLC – Appl. under Sect. 3-104 of the Zoning Ordinance to permit telecommunications facilities. Located on VDOT ROW Access Road off Colonial Farm Road on approx. 1,987 sq. ft. of land zoned R-1. Tax Map 22-3 ((1)) 40. (Concurrent with 2232-D08-19.) **DRANESVILLE DISTRICT. P/H TO 10/15/09**

2232-L09-13 – NEW CINGULAR WIRELESS PCS, LLC, T-MOBILE NORTHEAST, LLC, APC REALTY & EQUIPMENT COMPANY LLC/SPRINT NEXTEL, AND CRICKET COMMUNICATIONS, INC. – To develop a telecommunications facility located at 6500 Byron Ave., Springfield. Tax Map 80-3 ((1)) 2, 2C, and 90-1 ((1)) 2. Area IV. Copies of the application and a more specific description of the park may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA. **LEE DISTRICT. P/H TO 10/22/09**

RZ 2009-LE-008/FDP 2009-LE-008 – KINGSTOWNE GAS STATION LP – Appls. to rezone from PDC and PDH-4 to PDC to permit commercial development with no change in overall Floor Area Ratio and approval of the conceptual and final development plans. Located in the N.W. quadrant of the intersection of S. Van Dorn St. and King Center Dr. on approx. 4.51 ac. of land. Comp. Plan Rec: Mixed use. Tax Map 91-2 ((1)) 26F pt. (Concurrent with RZ/FDP 2009-LE-009, PCA C-448-32, and FDPA C-448-10-03.) **LEE DISTRICT. PH TO 11/5/09**

RZ 2009-LE-009/FDP 2009-LE-009 – KINGSTOWNE GAS STATION LP – Appls. to rezone from PDC to PDH-4 to permit commercial development with no change in overall Floor Area Ratio and approval of the conceptual and final development plans. Located approx. 100 ft. N. of King Center Dr. and 500 ft. W. of its intersection with S. Van Dorn St. on approx. 1,321 sq. ft. of land. Comp. Plan Rec: Mixed use. Tax Map 91-2 ((1)) 26F pt. (Concurrent with RZ/FDP 2009-LE-008, PCA C-448-32, and FDPA C-448-10-03.) **LEE DISTRICT. PH TO 11/5/09**

PCA-C-448-32/FDPA-C-448-10-03 – KINGSTOWNE GAS STATION LP – Appls. to amend the proffers, conceptual, and final development plans for RZ C-448 previously approved for commercial development to permit site modifications and associated modifications to proffers with an overall Floor Area Ratio (FAR) of 0.62. Located on the N. side of King Center Pkwy., approx. 450 ft. W. of its intersection with S. Van Dorn St. on approx. 1.11 ac. of land zoned PDH-4. Comp. Plan Rec: Mixed use. Tax Map 91-2 ((1)) 26F pt. (Concurrent with RZ/FDP 2009-LE-008 and RZ/FDP 2009-LE-009.) **LEE DISTRICT. PH TO 11/5/09**

RZ 2009-LE-001/FDP 2009-LE-001 – TAVARES FAMILY LIMITED PARTNERSHIP – Appls. to rezone from I-5 to PDH-5 to permit residential development at a density of 3.87 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the E. side of Cinder Bed Road approx. 1,300 ft. N. of its intersection with Hill Park Dr. on approx. 2.84 ac. of land. Comp. Plan Rec: Industrial up to .35 FAR w/option for 4-5 du/ac. Tax Map 99-2 ((1)) 17 pt., 18, and 19 pt. (Concurrent with PCA/FDPA 1999-LE-036 and PCA 2000-LE-023.) **LEE DISTRICT. P/H TO 10/15/09**

PCA 1999-LE-036/FDPA 1999-LE-036 – TAVARES CONCRETE COMPANY, INC. – Appls. to amend the proffers, conceptual, and final development plans for RZ 1999-LE-036 previously approved for residential development at an overall density of 4.48 du/ac on 33.26 acres to permit site modifications and associated modifications to proffers on approx. 1.3 acres of land. Located on the E. side of Cinder Bed Road approx. 1,300 ft. N. of its intersection with Hill Park Dr. and at the terminus of Azalea Cove Ter. on approx. 1.3 ac. of land zoned PDH-4. Comp. Plan

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Rec: Single-family residential development at 3-4 du/ac. Tax Map 99-2 ((16)) B pt. (Concurrent with RZ/FDP 2009-LE-001 and PCA 2000-LE-023.) **LEE DISTRICT. P/H TO 10/15/09**

PCA 2000-LE-023 – TAVARES CONCRETE COMPANY, INC. – Appl. to amend the proffers for RZ 2000-LE -023 previously approved for industrial development at a .20 FAR to permit a reduction in land area, an increase in FAR up to 0.34, and associated modifications to proffers and site design. Located on the E. side of Cinder Bed Road approx. 1,300 ft. N. of its intersection with Hill Park Dr. on approx. 3.37 ac. of land zoned I-5. Comp. Plan Rec: Industrial up to .35 FAR w/option for 4-5 du/ac. Tax Map 99-2 ((1)) 17, 18, and 19. (Concurrent with RZ/FDP 2009-LE-001 and PCA/FDPA 1999-LE-036.) **LEE DISTRICT. P/H TO 10/15/09**

RZ 2009-PR-002/FDP 2009-PR-002 – SQUARE 1400, L.C. – Appls. to rezone from I-4 to PRM to permit residential development at a 1.62 FAR including bonus density for the provision of affordable housing and approval of the conceptual and final development plans. Located on the W. side of Dorr Ave. approx. 400 ft. N. of its intersection with Merrifield Ave. on approx. 4.64 ac. of land. Comp. Plan Rec: Residential up to 1.35 FAR. Tax Map 49-1 ((13)) 13, 14, 15, and 16. **PROVIDENCE DISTRICT. P/H TO 11/5/09**

Posted: 10/1/09

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 1, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

DEFERRALS:

PCA 1999-LE-036 – TAVARES FAMILY LIMITED PARTNERSHIP – **P/H to 10/15/09**
FDPA 1999-LE-036 – TAVARES FAMILY LIMITED PARTNERSHIP – **P/H to 10/15/09**
PCA 2000-LE-023 – TAVARES FAMILY LIMITED PARTNERSHIP – **P/H to 10/15/09**
RZ 2009-LE-001 – TAVARES FAMILY LIMITED PARTNERSHIP – **P/H to 10/15/09**
FDP 2009-LE-001 – TAVARES FAMILY LIMITED PARTNERSHIP – **P/H to 10/15/09**

PCA C-448-32 – KINGSTOWNE GAS STATION, LP – **P/H to 11/05/09**
FDPA C-448-10-03 – KINGSTOWNE GAS STATION, LP – **P/H to 11/05/09**
RZ 2009-LE-008 – KINGSTOWNE GAS STATION, LP – **P/H to 11/05/09**
FDP 2009-LE-008 – KINGSTOWNE GAS STATION, LP – **P/H to 11/05/09**
RZ 2009-LE-009 - KINGSTOWNE GAS STATION, LP – **P/H to 11/05/09**
FDP 2009-LE-009 - KINGSTOWNE GAS STATION, LP – **P/H to 11/05/09**

2232-L09-13 – NEW CINGULAR WIRELESS PCS, LLC, T-MOBILE NORTHEAST, LLC, APC
REALTY & EQUIPMENT COMPANY LLC/SPRINT NEXTEL, AND CRICKET
COMMUNICATIONS, INC. – **P/H to 10/22/09**

RZ 2008-PR-010 – JAMES W. JACKSON (P/H on 9/09/09) – **D/O to 1/13/10**
SE 2008-PR-021 – JAMES W. JACKSON (P/H on 9/09/09) – **D/O to 1/13/10**

SEA 94-P-040 – RP MRP TYSONS, LLC – **P/H to an indefinite date**

RZ 2009-PR-002 – SQUARE 1400, LLC – **P/H to 11/05/09**
FDP 2009-PR-002 – SQUARE 1400, LLC – **P/H to 11/05/09**

2232-D08-19 – T-MOBILE NORTHEAST LLC – **P/H to 10/22/09**
SE 2009-DR-005 – T-MOBILE NORTHEAST LLC – **P/H to 10/22/09**

CONSENT AGENDA ITEMS: CONCUR

FS-M09-57 – Clearwire, 6606 Leesburg Pike (Deadline: 11/02/09)
FS-M09-74 – Clearwire, 5225 Backlick Road (Deadline: 11/22/09)

FEATURE SHOWN: CONCUR

FS-H09-69 – Clearwire, 11450 N. Shore Drive (Lake Anne Fellowship House) (Deadline: 12/10/09)

NO PUBLIC HEARINGS

Posted: 7/29/09
Revised: 10/28/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday October 15, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-D09-2 (Dranesville)	Newpath NODE GFE9 (Multiple pole locations west of Old Dominion Drive) <i>(For distributive antenna system in Great Falls)</i>	D. Jillson	APPROVED (P/H on 7/30/09)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
AR 01-H-001 (Dranesville)	HIU Newcomb Family LLC 9627 Leesburg Pike <i>(agricultural/forestall renewal)</i>	S. Zottl	D/O to 10/29/09
PCA 2003-PR-037/ FDPA 2003-PR-037 (Providence)	Beech Grove Neighborhoods, LLC & Kendall Square HOA (s.side Kingsbridge Dr. approx.400' w. of Intersection w/ Blake Lane) <i>(for residential development To permit site modifications)</i>	B. Cho	APPROVAL REC APPROVED
SEA 89-L-080 (Lee)	Sunoco, Inc. (R&M) (6400 Backlick Road) <i>(Replace existing service bays With quick-service food store & modification of dev. conditions)</i>	B. Cho	D/O to 10/22/09 (from 9/9/09)
PCA 2000-LE-023/ RZ 2009-LE-001/ FDP 2009-LE-001/ PCA 1999-LE-036/ FDPA 1999-LE-036 (Lee)	Tavares Concrete Company, Inc. (E. side Cinder Bed Rd. approx. 1300' N. of its intersection w/ Hill Park Dr.) <i>(to permit residential development)</i>	B. Cho (from 10/1/09)	APPROVAL REC APPROVAL REC APPROVED APPROVAL REC APPROVED

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2009-MA-011/ SEA 95-M-039 (Mason)	Westlawn Limited Partnership 3008, 3030, 3040 Annandale Rd & 6715 Arlington Blvd <i>(to permit site modifications, drive-in financial Institution, drive-thru pharmacy, increase in bldg height, Wavier of certain sign regulations)</i>	T. Strunk	P/H to 10/22/09
PCA 85-L-101-05/ PCA 84-L-020-24 (Lee)	Kingstowne Residential Owners Corp. (n. side Summer Ridge Rd w. of intersection w/ Chewell Lane) <i>(to permit transfer of ownership from Stormwater Mgmt. Facilities to DPWES)</i>	S. Williams	P/H to 12/2/09
SE 2009-DR-005/ 2232-D08-19 (Dranesville)	T-Mobile Northeast LLC (VDOT ROW, adjacent to CIA Access Road., off of Colonial Farm Road, McLean) <i>(Mobile and Land-Based Telecom Facilities)</i>	S. Lin	P/H to 10/22/09 (from 10/1/09)

Posted: 7/29/09
Revised: 10/28/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday October 15, 2009

KEY
P/H – Public Hearing
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ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES (continued)

Application	Applicant	Staff	Schedule Notes
SE 2009-DR-008 (Dranesville)	Oakcrest School S. side of Crowell Rd, approx. 1200' E. of its Intersection w/ Hunter Mill Rd. & N. side of Dulles Toll Rd (<i>private school of general education</i>)	T. Strunk	P/H to 11/19/09 (from 10/1/09)
RZ 2009-MA-013/ SEA 83-M-102-03 (Mason)	McDonald's Corporation 4800 North Chambliss St & 6302 Little River Turnpike (<i>to permit demolition/reconstruction of use & site modifications</i>)	C. DeManche	P/H to 2/4/10
ST09-IV-S1 (Lee)	Loisdale Road Study	L. Mason	P/H to 2/18/09 (from 9/24/09)
PCA 87-S-023-03/ SE 2007-SP-001 (Springfield)	COSTCO Wholesale Corporation 4725 West Ox Road (<i>service station & large retail sales establishment</i>)	W. O'Donnell	P/H to 10/29/09 (from 9/10/09)
SEA 95-Y-024-04 (Sully)	Inland Western Chantilly Crossing 14440 Chantilly Crossing Lane (<i>for increase In building height & waiver of certain sign regulations To permit modification of sign</i>)	C. Demanche	INDEF DEF (from 9/24/09)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, OCTOBER 14, 2009**

7:00 p.m. The Tysons Corner Committee met in the Board of Supervisors Conference Room of the Fairfax County Government Center to continue discussions on Strawman II and scheduled agenda items.

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, OCTOBER 14, 2009**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, OCTOBER 15, 2009**

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

2232-D09-2 – NEWPATH NETWORKS, LLC AND NEW CINGULAR WIRELESS PCS, LLC – For the addition of Node GFE9, located on Beech Mill Road, as part of the construction of a telecommunications Distributed Antenna System (DAS) in the Great Falls area consisting of antennas, equipment cabinets, and fiber optic cable. Portion of Tax 8-1. Area III.
DRANESVILLE DISTRICT. APPROVED

ITEMS SCHEDULED FOR PUBLIC HEARING

AR-01-H-001 – HIU NEWCOMB FAMILY LLC, MARIETTE H., SARAH, HANA, LANI CHARLES NEWCOMB & ANNA NEWCOMB BRADFORD – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 9627 Leesburg Pk. on approx. 26.42 ac. of land zoned PDH-1 and R-A. A&F District Advisory Committee Rec.: Not Available. Planning Commission Rec.: Not available. Tax Map 19-1 ((14)) Z, 20Z-23Z; 19-3 ((1)) 42A. **DRANESVILLE DISTRICT. D/O TO 10/29/09**

SE 2009-DR-008 – OAKCREST SCHOOL – Appl. under Sect. 3-E04 of the Zoning Ordinance to permit a private school of general education with a total daily enrollment of 450 students. Located on the S. side of Crowell Rd. approx. 1,200 ft. E. of its intersection with Hunter Mill Road and N. of Dulles Toll Rd. on approx. 23.0 ac. of land zoned R-E. Tax Map 18-4 ((1)) 26C; 18-4 ((8)) A and 4. **DRANESVILLE DISTRICT. P/H TO 11/19/09**

2232-L09-13 – NEW CINGULAR WIRELESS PCS, LLC, T-MOBILE NORTHEAST, LLC, APC REALTY & EQUIPMENT COMPANY LLC/SPRINT NEXTEL, AND CRICKET COMMUNICATIONS, INC. – Appl. to develop a telecommunications facility located at 6500 Byron Ave., Springfield. Tax Map 80-3 ((1)) 2, 2C, and 90-1 ((1)) 2. Area IV. Copies of the application and a more specific description of the park may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA. **LEE DISTRICT. P/H DEFERRED TO 10/22/09**

FAIRFAX COUNTY PLANNING COMMISSION
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SEA 89-L-080 – SUNOCO, INC. (R&M) – Appl. under Sects. 4-604, 7-607, 9-610, and 9-622 of the Zoning Ordinance to amend SE 89-L-080 previously approved for a service station and waiver of minimum lot width to permit the addition of a quick service food store, modifications of development conditions, and site modifications. Located at 6400 Backlick Rd. on approx. 42,967 sq. ft. of land zoned C-6, CRD, HC, and SC. Tax Map 80-4 ((1)) 9B. **LEE DISTRICT. D/O TO 10/22/09**

RZ 2009-MA-013 – MCDONALD'S CORPORATION – Appl. to rezone from C-8, C-4, and HC to C-8 and HC to permit commercial development with an overall Floor Area Ratio (FAR) of .08. Located on the N. side of Little River Tnpk. approx. 250 ft. W. of its intersection with Beauregard St. on approx. 1.23 ac. of land. Comp. Plan Rec: Retail and Other. Tax Map 72-2 ((1)) 44A and 72-4 ((1)) 6E. (Concurrent with SEA 83-M-102-03.) **MASON DISTRICT. P/H TO 2/4/10**

SEA 83-M-102-03 – MCDONALD'S CORPORATION – Appl. under Sect. 7-607 of the Zoning Ordinance to amend SE 83-M-102 previously approved for a fast food restaurant to permit the demolition and reconstruction of use and associated modifications to development conditions. Located at 4800 North Chambliss St. and 6302 Little River Tnpk. on approx. 1.23 ac. of land zoned C-8 and HC. Tax Map 72-2 ((1)) 44A and 72-4 ((1)) 6E. (Concurrent with RZ 2009-MA-013.) **MASON DISTRICT. P/H TO 2/4/10**

PCA 2003-PR-037/FDPA 2003-PR-037 – BEECH GROVE NEIGHBORHOODS LLC & KENDALL SQUARE HOMEOWNERS ASSOCIATION – Appls. to amend the proffers, conceptual, and final development plans for RZ 2003-PR-037 previously approved for residential development to permit site modifications and associated modifications to proffers and site design at a density of 16.66 dwelling units per acre (du/ac). Located on the S. side of Kingsbridge Dr. approx. 400 ft. W. of its intersection with Blake La. on approx. 27,891 sq. ft. of land zoned PDH-20. Comp. Plan Rec: 16-20 du/ac. Tax Map 48-3 ((48)) A and 6-19. **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED/APPROVED**

2232-D08-19 – T-MOBILE NORTHEAST LLC – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility. Located on VDOT ROW Access Road off Colonial Farm Road near Georgetown Pike on approx. 1,987 sq. ft. of land zoned R-1. Tax Map 22-3 ((1)) 40. (Concurrent with SE 2009-DR-005.) **DRANESVILLE DISTRICT. P/H to 10/22/09**

SE 2009-DR-005 – T-MOBILE NORTHEAST LLC – Appl. under Sect. 3-104 of the Zoning Ordinance to permit telecommunications facilities. Located on VDOT ROW Access Road off Colonial Farm Road on approx. 1,987 sq. ft. of land zoned R-1. Tax Map 22-3 ((1)) 40. (Concurrent with 2232-D08-19.) **DRANESVILLE DISTRICT. P/H to 10/22/09**

RZ 2009-LE-001/FDP 2009-LE-001 – TAVARES FAMILY LIMITED PARTNERSHIP –

Appls. to rezone from I-5 to PDH-5 to permit residential development at a density of 3.87 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the E. side of Cinder Bed Road approx. 1,300 ft. N. of its intersection with Hill Park Dr. on approx. 2.84 ac. of land. Comp. Plan Rec: Industrial up to .35 FAR w/option for 4-5 du/ac. Tax Map 99-2 ((1)) 17 pt., 18, and 19 pt. (Concurrent with PCA/FDPA 1999-LE-036 and PCA 2000-LE-023.) **LEE DISTRICT. APPROVAL RECOMMENDED/APPROVED**

PCA 1999-LE-036/FDPA 1999-LE-036 – TAVARES CONCRETE COMPANY, INC. –

Appls. to amend the proffers, conceptual, and final development plans for RZ 1999-LE-036 previously approved for residential development at an overall density of 4.48 du/ac on 33.26 acres to permit site modifications and associated modifications to proffers on approx. 1.3 acres of land. Located on the E. side of Cinder Bed Road approx. 1,300 ft. N. of its intersection with Hill Park Dr. and at the terminus of Azalea Cove Ter. on approx. 1.3 ac. of land zoned PDH-4. Comp. Plan Rec: Single-family residential development at 3-4 du/ac. Tax Map 99-2 ((16)) B pt. (Concurrent with RZ/FDP 2009-LE-001 and PCA 2000-LE-023.) **LEE DISTRICT. APPROVAL RECOMMENDED/APPROVED**

PCA 2000-LE-023 – TAVARES CONCRETE COMPANY, INC. – Appl. to amend the proffers for RZ 2000-LE -023 previously approved for industrial development at a .20 FAR to permit a reduction in land area, an increase in FAR up to 0.34, and associated modifications to proffers and site design. Located on the E. side of Cinder Bed Road approx. 1,300 ft. N. of its intersection with Hill Park Dr. on approx. 3.37 ac. of land zoned I-5. Comp. Plan Rec: Industrial up to .35 FAR w/option for 4-5 du/ac. Tax Map 99-2 ((1)) 17, 18, and 19. (Concurrent with RZ/FDP 2009-LE-001 and PCA/FDPA 1999-LE-036.) **LEE DISTRICT. APPROVAL RECOMMENDED**

Posted: 10/15/09
Revised: 10/16/09

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 15, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

DECISION ONLY:

2232-D09-2 – NEWPATH NETWORKS, LLC & NEW CINGULAR WIRELESS PCS, LLC
- Node GFE9 (P/H on 7/30/09) – **APPROVED**

DEFERRALS:

SE 2009-DR-008 – OAKCREST SCHOOL – **P/H to 11/19/09**

RZ 2009-MA-013 – MCDONALD’S CORPORATION – **P/H to 2/4/10**
SEA 83-M-102-03 – MCDONALD’S CORPORATION – **P/H to 2/4/10**

FEATURES SHOWN: CONCUR

FS-B08-130 – T-Mobile, 5116 Twinbrook Road (Deadline: 10/22/09)
FS-P09-73 – Clearwire, 4100 Chain Bridge Road (Deadline: 11/30/09)
FS-M09-51 – Clearwire, 6200 Wilson Boulevard (Deadline: 12/07/09)
FS-Y09-44 – T-Mobile, 6296 Hunt Chase Court (Deadline: 12/17/09)
FS-P09-50 – Clearwire, 3300 Gallows Road (Deadline: 01/02/10)

AR 01-H-001 – HIU NEWCOMB FAMILY LLC – **D/O to 10/29/09**

(Dranesville District) (Staff: Suzianne Zottl)

- | | |
|--|---|
| 1. John Patrick
9690 Farmside Place
Vienna, VA 22182 | 4. Bernice Peltier
9676 Farmside Place
Vienna, VA 22182 |
| 2. Jack Wilbern
9687 Farmside Place
Vienna, VA 22182 | 5. Michael Lipsky
9627 Leesburg Pike
Vienna, VA 22182 |
| 3. Paul Mandell
9682 Farmside Place
Vienna, VA 22182 | 6. Stephen Bradford
Address Unknown |

RZ 2009-LE-001 – TAVARES FAMILY LIMITED PARTNERSHIP – **APPROVAL REC**
FDP 2009-LE-001 – TAVARES FAMILY LIMITED PARTNERSHIP – **APPROVED**
PCA 2000-LE-023 – TAVARES FAMILY LIMITED PARTNERSHIP – **APPROVAL REC**
PCA 1999-LE-036 – TAVARES FAMILY LIMITED PARTNERSHIP – **APPROVAL REC**
FDPA 1999-LE-036 – TAVARES FAMILY LIMITED PARTNERSHIP – **APPROVED**
(Staff: Brenda Cho)

NO SPEAKERS

SEA 89-L-080 – SUNOCO, INC. (R&M) – **D/O to 10/22/09**
(Staff: Brenda Cho)

NO SPEAKERS

Continued on Next Page

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, October 15, 2009

Page 2

PCA 2003-PR-037 – BEECH GROVE NEIGHBORHOODS, LLC & KENDALL – **APPROVAL REC**
SQUARE HOMEOWNERS ASSOCIATION
FDPA 2003-PR-037 – BEECH GROVE NEIGHBORHOODS, LLC & KENDALL – **APPROVED**
SQUARE HOMEOWNERS ASSOCIATION
(Staff: Brenda Cho)

1. Michael O'Connell
Tudor Hall Community Association
9614 Nonquitt Drive
Fairfax, VA 22031

Posted: 7/29/09
Revised: 10/23/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday October 22, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 89-L-080 (Lee)	Sunoco, Inc. (R&M) (6400 Backlick Road) <i>(Replace existing service bays With quick-service food store & modification of dev. conditions)</i>	B. Cho	D/O to 10/29/09 (P/H on 10/15/09)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-Y09-18 (Sully)	T-Mobile Northeast LLC Westfields Blvd. @ Westfields High School (Construct new monopole on athletic field)	A. Capps	APPROVED (from 10/1/09)
SE 2008-LE-027 (Lee)	Trustees, Springfield Masonic Lodge 217, (7001 Backlick Road) (For private club)	K. Goddard -Sobers	APPROVAL REC (from 9/24/09)
2232-L09-13 (Lee)	New Cingular Wireless PCS, LLC APC Realty and Equipment Company (Sprint), T-Mobile Northeast LLC & Cricket Communications Inc. <i>(for tree monopole At Byron Avenue Park)</i>	A. Capps	APPROVED (from 10/1/09)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2009-MA-011/ SEA 95-M-039 (Mason)	Westlawn Limited Partnership 3008, 3030, 3040 Annandale Rd & 6715 Arlington Blvd <i>(to permit site modifications, drive-in financial Institution, drive-thru pharmacy, increase in bldg height, Wavier of certain sign regulations)</i>	T. Strunk	P/H to 10/29/09 (from 10/15/09)
SEA 87-D-025 (Dranesville)	Vinson Hall Corporation 5261 Old Dominion Dr. <i>(independent living Facility to permit bldg additions & site modifications)</i>	S. Williams	P/H to 11/18/09
SEA 85-D-033-02 (Dranesville)	Metro Washington Airports Auth. w/ The VA Dept. of Transportation (7305 M Idylwood Rd) <i>(to permit electrically powered Regional rail transit facility (rail yard/accessory uses) & site modifications)</i>	S. Williams	P/H to 11/19/09 (from 5/28/09)
SE 2009-DR-005/ 2232-D08-19 (Dranesville)	T-Mobile Northeast LLC (VDOT ROW, adjacent to CIA Access Road., off of Colonial Farm Road, McLean) <i>(Mobile and Land-Based Telecom Facilities)</i>	S. Lin	P/H to 11/5/09 (from 10/15/09)

Posted: 7/29/09
Revised: 10/23/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday October 22, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES (continued)

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2009-PR-013 (<i>Providence</i>)	Tyson's Station 1 LLC 1955 Chain Bridge Rd (<i>for service station & Quick service food store</i>)	K. G-Sobers	P/H to 2/3/10
ZO Amendment (<i>Sargeant</i>)	Editorial & other minor revisions	D. Hansen	P/H to 1/28/10
SE 2008-HM-010 (<i>Hunter Mill</i>)	George B & Carolyn L.E. Sagatov (10120 Wendover Drive) (<i>waiver of minimum Lot requirements</i>)	K. Sobers	P/H to 11/18/09 (<i>from 7/23/09</i>)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, OCTOBER 21, 2009**

7:00 p.m. The Tysons Corner Committee met in the Conference Rooms 2/3 of the Fairfax County Government Center to discuss the following agenda items:

- Fiscal impact study;
- Green building bonuses/incentives;
- Energy efficiency and conservation;
- Housing bonuses (Difference between TOD and non-TOD areas); and
- Consolidation

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, OCTOBER 21, 2009**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, OCTOBER 22, 2009**

7:30 p.m. The Transportation Committee met in the Board of Supervisors Conference Room of the Fairfax County Government Center to discuss draft final bus service recommendations for the Transit Development Plan.

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

SEA 89-L-080 – SUNOCO, INC. (R&M) – Appl. under Sects. 4-604, 7-607, 9-610, and 9-622 of the Zoning Ordinance to amend SE 89-L-080 previously approved for a service station and waiver of minimum lot width to permit the addition of a quick service food store, modifications of development conditions, and site modifications. Located at 6400 Backlick Rd. on approx. 42,967 sq. ft. of land zoned C-6, CRD, HC, and SC. Tax Map 80-4 ((1)) 9B. **LEE DISTRICT. D/O TO 10/29/09**

ITEMS SCHEDULED FOR PUBLIC HEARING

SEA 85-D-033-02 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY IN COORDINATION WITH THE VIRGINIA DEPARTMENT OF RAIL & PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) – Appl. under Sects. 3-104 and 3-204 of the Zoning Ordinance to amend SE 85-D-033 previously approved for WMATA facilities to permit electrically powered regional rail transit facility (rail yard and accessory uses) and associated modifications to site design and development conditions. Located at 7305 M Idylwood Rd. on approx. 39.16 ac. of land zoned R-1, R-2, and HC. Tax Map 40-1 ((1)) 25B; 40-3 ((1)) 85, 86, 91A, and 93B. **DRANESVILLE DISTRICT. P/H TO 11/19/09**

SEA 87-D-025 – VINSON HALL CORPORATION – Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 87-D-025 previously approved for an independent living facility to permit building additions and associated modifications to site design and development conditions. Located at 5261 Old Dominion Dr. on approx. 17.18 ac. of land zoned R-2. Tax Map 31-3 ((1)) 77A and 83. **DRANESVILLE DISTRICT. P/H TO 11/18/09**

SE 2008-LE-027 – TRUSTEES, SPRINGFIELD MASONIC LODGE, 217, A.G. & A.M. – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a private club. Located at 7001 Backlick Road on approx. 1.45 ac. of land zoned R-1. Tax Map 90-2 ((1)) 19. **LEE DISTRICT.**

2232-Y09-18 – T-MOBILE NORTHEAST, L.L.C. – To develop a telecommunications facility and related equipment located at Westfield High School, 4700 Stonecroft Blvd., Chantilly. Tax Map 43-2 ((1)) 0001. Area III. Copies of the application and a more specific description of the park may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA. **SULLY DISTRICT. APPROVED**

2232-L09-13 – NEW CINGULAR WIRELESS PCS, LLC, T-MOBILE NORTHEAST, LLC, APC REALTY & EQUIPMENT COMPANY LLC/SPRINT NEXTEL, AND CRICKET COMMUNICATIONS, INC. – To develop a telecommunications facility located at 6500 Byron Ave., Springfield. Tax Map 80-3 ((1)) 2, 2C, and 90-1 ((1)) 2. Area IV. Copies of the application and a more specific description of the park may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA. **LEE DISTRICT. APPROVED**

2232-D08-19 – T-MOBILE NORTHEAST LLC – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility. Located on VDOT ROW Access Road off Colonial Farm Road near Georgetown Pike on approx. 1,987 sq. ft. of land zoned R-1. Tax Map 22-3 ((1)) 40. (Concurrent with SE 2009-DR-005.) **DRANESVILLE DISTRICT. P/H TO 11/5/09**

SE 2009-DR-005 – T-MOBILE NORTHEAST LLC – Appl. under Sect. 3-104 of the Zoning Ordinance to permit telecommunications facilities. Located on VDOT ROW Access Road off Colonial Farm Road on approx. 1,987 sq. ft. of land zoned R-1. Tax Map 22-3 ((1)) 40. (Concurrent with 2232-D08-19.) **DRANESVILLE DISTRICT. P/H TO 11/5/09**

Posted: 10/22/09
Revised: 10/23/09

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 22, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

DEFERRALS:

SEA 87-D-025 – VINSON HALL CORPORATION – **P/H to 11/18/09**

SEA 85-D-033-02 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA) AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION (DRPT) – **P/H to 11/19/09**

2232-D08-19 – T-MOBILE NORTHEAST LLC – **P/H to 11/05/09**
SE 2009-DR-005 – T-MOBILE NORTHEAST LLC – **P/H to 11/05/09**

SEA 89-L-080 – SUNOCO, INC. (R&M) (P/H on 10/15/09) – **D/O to 10/29/09**

CONSENT AGENDA ITEMS: CONCUR

FS-D09-102 – Clearwire, 10516 Leesburg Pike (Deadline: 11/16/09)
FS-H09-137 – Clearwire, 11800 Sunrise Valley Drive (Deadline: 11/16/09)
FS-L09-103 – Clearwire, 7711 Loisdale Road (Deadline: 11/16/09)
FS-M09-89 – Clearwire, 4800 Leesburg Pike (Deadline: 11/16/09)
FS-V09-96 – Clearwire, 7401 Lockport Place (Deadline: 11/16/09)
FSA-V05-35-1 – Verizon, 5845 Richmond Highway (Deadline: 1/10/10)

FEATURES SHOWN: CONCUR

FS-M09-93 – Clearwire, 6621 Columbia Pike (Mason District Park) (Deadline: 1/29/10)
FS-S09-85 – Clearwire, 9509 Old Burke Lake Rd. (Burke Volunteer Fire Dept.) (Deadline: 11/16/09)

SE 2008-LE-027 – TRUSTEES, SPRINGFIELD MASONIC LODGE 217 (Staff: Kelli Goddard-Sobers)

APPROVAL RECOMMENDED

NO SPEAKERS

2232-L09-13 – NEW CINGULAR WIRELESS PCS, LLC ("CINGULAR"), T-MOBILE NORTHEAST, LLC ("T-MOBILE"), APC REALTY & EQUIPMENT COMPANY LLC/SPRINT NEXTEL ("SPRINT"), AND CRICKET COMMUNICATIONS, INC. ("CRICKET") (Staff: Anita Capps)

APPROVED

NO SPEAKERS

2232-Y09-18 – T-MOBILE NORTHEAST, LLC AND MILESTONE COMMUNICATIONS (Staff: Anita Capps) **APPROVED**

1. Ralph Wills, President
Chantilly Youth Association
13105 Melrae Court
Fairfax, VA 22033

Posted: 7/29/09
Revised: 10/30/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday October 29, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
AR 01-H-001 (Dranesville)	HIU Newcomb Family LLC 9627 Leesburg Pike (<i>agricultural/forestall renewal</i>)	S. Zottl	APPROVAL REC (P/H on 1/15/09)
SEA 89-L-080 (Lee)	Sunoco, Inc. (R&M) (6400 Backlick Road) (<i>Replace existing service bays With quick-service food store & modification of dev. conditions</i>)	B. Cho	APPROVAL REC (P/H on 10/15/09) (D/O from 10/22/09)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
CSP B-846-02 (Hunter Mill)	JBG/Rockwood Gateway, LLC JBG/Reston Hotel, LLC Reston Square Hotel, LLC Reston Square Office, LLC JBG/Rockwood Reston Square Residential, LLC Unit Owners Association of The Mercer, a Condominium Reston Square Hotel, LLC on behalf of individual unit owners N. side Sunrise Valley Dr. approx. 500' W. of Roland Clarke Place (<i>for comprehensive sign plan</i>)	B. Cho	APPROVED
PCA 87-S-023-03/ SE 2007-SP-001 (Springfield)	COSTCO Wholesale Corporation 4725 West Ox Road (<i>service station & large retail sales establishment</i>)	W. O'Donnell	APPROVAL REC (from 9/10/09) (from 10/15/09)
2232-M09-23	Fairfax County Park Authority (Add lights to softball field at J.E.B. Stuart Park)	A. Capps	APPROVED

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2009-MV-010 (Mount Vernon)	SPARROWEN, LLC S. side of Lockport Place approx. 400' E. of Its intersection w/ Telegraph Rd (<i>industrial</i>)	S. Williams	P/H to 1/7/10
SEA 79-P-120-03 (Providence)	McDonald's Corporation 2087 Chain Bridge Rd (<i>for fast food restaurant w/drive-thru to permit demolition/reconstruction of use and site modifications</i>)	K. G-Sobers	INDEF DEF
RZ 2009-MA-011/ SEA 95-M-039 (Mason)	Westlawn Limited Partnership 3008, 3030, 3040 Annandale Rd & 6715 Arlington Blvd (<i>to permit site modifications, drive-in financial Institution, drive-thru pharmacy, increase in bldg height, Wavier of certain sign regulations</i>)	T. Strunk	P/H to 1/7/10 (from 10/22/09)

Posted: 7/29/09
Revised: 10/30/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday October 29, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES (continued)

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2009-SP-012 (<i>Springfield</i>)	McDonald's Corporation 13035-B Lee Jackson Memorial Highway (<i>fast food</i> <i>Restaurant with drive-through</i>)	C. DeManche	P/H to 2/10/10
RZ 2009-PR-005 (<i>Providence</i>)	Anthony Casolaro Residential (<i>N. side Elm Place between</i> <i>Sandburg St & Arden St</i>)	K. Sobers	P/H to 12/2/09 (<i>from 9/17/09</i>)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, OCTOBER 28, 2009**

7:00 p.m. The Tysons Corner Committee met in the Board of Supervisors Conference Room of the Fairfax County Government Center to discuss the following agenda items:

- Demonstration Project update;
- Consolidation and Coordinated Development planning;
- Transportation infrastructure costs and financing strategies; and
- Parks & recreation

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, OCTOBER 28, 2009**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, OCTOBER 29, 2009**

7:30 p.m. The Policy and Procedures Committee met in the Board of Supervisors Conference Room of the Fairfax County Government Center to discuss a proposed Policy Plan amendment on the arts.

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

AR-01-H-001 – HIU NEWCOMB FAMILY LLC, MARIETTE H., SARAH, HANA, LANI CHARLES NEWCOMB & ANNA NEWCOMB BRADFORD – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 9627 Leesburg Pk. on approx. 26.42 ac. of land zoned PDH-1 and R-A. A&F District Advisory Committee Rec.: Not Available. Planning Commission Rec.: Not available. Tax Map 19-1 ((14)) Z, 20Z-23Z; 19-3 ((1)) 42A. **DRANESVILLE DISTRICT.**
APPROVAL RECOMMENDED

SEA 89-L-080 – SUNOCO, INC. (R&M) – Appl. under Sects. 4-604, 7-607, 9-610, and 9-622 of the Zoning Ordinance to amend SE 89-L-080 previously approved for a service station and waiver of minimum lot width to permit the addition of a quick service food store, modifications of development conditions, and site modifications. Located at 6400 Backlick Rd. on approx. 42,967 sq. ft. of land zoned C-6, CRD, HC, and SC. Tax Map 80-4 ((1)) 9B. **LEE DISTRICT.**
APPROVAL RECOMMENDED

ITEMS SCHEDULED FOR PUBLIC HEARING

CSP-B-846-02 – JBG/ROCKWOOD GATEWAY LAND, L.L.C., JBG/RESTON HOTEL, L.L.C., RESTON SQUARE HOTEL, L.L.C., RESTON SQUARE OFFICE, L.L.C.,

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, October 29, 2009

Page 2

JBG/ROCKWOOD RESTON SQUARE RESIDENTIAL, L.L.C., & UNIT OWNERS ASSOCIATION OF THE MERCER, A CONDOMINIUM ON BEHALF OF THE INDIVIDUAL UNIT OWNERS, CSP – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ-B-846. Located on the N. side of Sunrise Valley Dr. approx. 500 ft. W. of Roland Clarke Pl. on approx. 15.0 ac. of land zoned PRC. **HUNTER MILL DISTRICT. APPROVED**

2232-M09-23 – FAIRFAX COUNTY PARK AUTHORITY – Appl. to add lights to the softball field at J.E.B. Stuart Park, 3312 Peace Valley Lane, Falls Church. Tax Map 61-1 ((1)) 15. Area I. Copies of the application and a more specific description of the park may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA. **MASON DISTRICT. APPROVED**

PCA 87-S-023-03 – COSTCO WHOLESALE CORPORATION – Appl. to amend the proffers for RZ 87-S-023 previously approved for commercial development to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.21. Located in the N.E. quadrant of the intersection of West Ox Road and Lee Hwy. on approx. 17.56 ac. of land zoned C-6 and WS. Comp. Plan Rec: Fairfax Center - community level retail up to 0.23 FAR. Tax Map 56-3 ((1)) 5C and 5D. (Concurrent with SE 2007-SP-001.) **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

SE 2007-SP-001 – COSTCO WHOLESALE CORPORATION – Appl. under Sects. 4-804 and 9-533 of the Zoning Ordinance to permit an expansion of a retail sales establishment - large. Located at 4725 West Ox Rd. on approx. 16.05 ac. of land zoned C-8 and WS. Tax Map 56-1 ((1)) 5C. (Concurrent with PCA 87-S-023-03.) **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

Posted: 10/29/09
Revised: 10/30/09

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 29, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

DECISIONS ONLY:

AR 01-H-001 – HIU NEWCOMB FAMILY LLC (P/H on 10/15/09) – **APPROVAL REC**

SEA 89-L-080 – SUNOCO, INC. (R&M) (P/H on 10/15/09) – **APPROVAL REC**

CONSENT AGENDA ITEMS: CONCUR

FS-P09-91 – Clearwire, 8100 Oak Street (Deadline: 11/16/09)

FSA-P96-9-2 – Verizon Wireless, 1950 Gallows Road (Deadline: 12/26/09)

FEATURES SHOWN: CONCUR

FS-L09-109 – Clearwire, 7150 Hayfield Road (Deadline: 12/02/09)

FS-M09-72 – Clearwire, 7128 Columbia Pike (Deadline: 12/17/09)

FS-L09-70 – Clearwire, 6320 Augusta Drive (Deadline: 2/06/10)

FS-H09-67 – Clearwire, 10907 Sunset Hills Road (Deadline: 2/21/10)

FS-L09-16 – New Cingular Wireless (d/b/a AT&T Mobility), 8350 Richmond Highway (Deadline: 2/25/10)

CSP-B-846-02 – JBG/ROCKWOOD GATEWAY LAND, LLC, JBG/RESTON HOTEL, LLC, RESTON SQUARE HOTEL, LLC, RESTON SQUARE OFFICE, LLC, JBG/ROCKWOOD RESTON SQUARE RESIDENTIAL, LLC, & UNIT OWNERS ASSOCIATION OF THE MERCER, A CONDOMINIUM ON BEHALF OF THE INDIVIDUAL UNIT OWNERS, CSP – **APPROVED**
(Hunter Mill District) (Staff: Brenda Cho)

NO SPEAKERS

PCA 87-S-023-03/SE 2007-SP-001 – COSTCO WHOLESALE CORPORATION – **APPROVAL REC**
(Staff: William O'Donnell)

NO SPEAKERS

2232-M09-23 – FAIRFAX COUNTY PARK AUTHORITY (Staff: Anita Capps) – **APPROVED**
(Lights @ J.E.B. Stuart Park)

- | | |
|--|--|
| 1. Carol Turner
Ravenwood Park Civic Association
3223 Sargeant Drive
Falls Church, VA 22044 | 4. Ginger Moench
6220 Beachway Drive
Falls Church, VA 22041 |
| 2. Malin Moench
6220 Beachway Drive
Falls Church, VA 22041 | 5. Jenny Beausoliel
6319 Beachway Drive
Falls Church, VA 22044 |
| 3. David Joseph
6319 Beachway Drive
Falls Church, VA 22044 | 6. Kelly Aylward
6220 Beachway Drive
Falls Church, VA 22041 |